

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** Temple Bat Yam of East Fort  
Lauderdale, Inc./Temple Bat Yam

**Case #:** 100-R-03

**Date:** October 14, 2003

**Comments:**

1. No Comment

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Temple Bat Yam of East Fort  
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**Comments:**

1. No comments.

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project Name:** Temple Bat Yam of East Fort  
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**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Temple Bat Yam of East Fort  
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**Comments:**

1. Indicate requirements for irrigation, including a “rain sensor”.
2. Indicate any utilities that would affect proposed planting (both underground and overhead) on the Landscape Plan.
3. All Tree Preservation Ordinance requirements apply. Provide the calculations for the “equivalent replacement” for trees removed. Removal of “Specimen” trees (which is a tree over 18” in trunk diameter, well shaped and in good condition) requires payment to the Tree Canopy Trust Fund.
4. For information purposes, the site is subject to landscape “maintenance” requirements. There was a previous permit issued for retroactive landscape Code compliance for the vehicular use area.
5. Street tree requirements apply for this project. Provide a street tree scheme for all street frontages. At least ½ of the street trees should be shade trees (as site conditions would permit).

**Recommendations:**

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**Division:** Planning

**Member:** Tony Longo  
954-828-8960

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**Comments:**

1. Pursuant to 47-20.2 Parking and Loading zone requirements, please provide a narrative description clarifying the proposed use of the sanctuary and a seating plan for the sanctuary. Note: An increase in seating will affect parking ratio of one (1) parking space to four (4) seats (in sanctuary) consistent with 47-20.2 Table 1 (House of Worship).
2. The temple is categorized under 47-18.17 as a House of Worship and is located in RMM-25. Therefore, pursuant to 47.24.3e it will require a Conditional Use permit for consideration before the Planning and Zoning Board.
3. Please provide a point-by-point narrative outlining compliance with section 47-25.2 Adequacy Requirements and 47-25.3 Neighborhood Compatibility.
4. Consistent with section 47-20.15 Back-out parking, please provide a narrative description clarifying that existing back-out parking is legally permitted along NE 14 Terrace. Note: provide pertinent information or legal documentation that permits back-out parking
5. Parking spaces along NE 14 Terrace over the right of way line.
6. Consistent with section 47-25.2.6 Pedestrian Facilities, sidewalk must be continuous along NE 14th Terrace and NE 14<sup>th</sup> Way.
7. There is an inconsistency between the survey and the site plan regarding parking spaces along NE 14<sup>th</sup> Terrace, please clarify.

**Recommendations:**

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**Division:** Police

**Member:** Det. C. Cleary- Robitaille  
(954) 828-6419

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**Comments:**

1. The additions being made on the temple are exclusive to the sanctuary, not involving the day care center. The only security issue at hand is that the sanctuary continues to be secured when not in use.

**Recommendations**

1. Due to the high volume of building that is going on in the city it is impossible for the Fort Lauderdale Police Department to provide adequate security at all construction sites. It is highly recommended that the managing company make arrangements for private security.

**Please submit comments in writing prior to DRC sign-off.**

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

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**Comments:**

1. House of worship is listed as a Conditional Use for properties located in the RMM-25 pursuant to section 47-5.19.B also see section 47-24.3.
2. Pews that are to be removed will they be replaced?
3. Discuss the parking spaces that encroach into the right-of-way with the applicant and Engineering.
4. Additional comments may be discussed at the DRC meeting.